

Land Description of South 15' of Delgany Street

A Tract of land being the southeasterly 15.00 feet of the vacated Delgany Street adjoining the Northwest lines of Lots 8 through 12, inclusive, and part of Lot 13, Block 9, GASTON'S ADDITION TO THE CITY OF DENVER, a subdivision of land in the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 3 South, Range 68 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, the plat of said subdivision recorded in Book 1 at Page 49 in the Office of the Clerk and Recorder of the City and County of Denver (also filed in Book 1 at Page 27A of Engineering Images), said Delgany Street being vacated by City and County of Denver Ordinance Number 340, Series 2001 and recorded April 20, 2001 as Reception Number 2001059787 in said Clerk and Recorder's Office, said Tract more particularly described as follows:

BEGINNING at the North corner of said Lot 8, also being the East corner of said vacated Delgany Street and monumented by a nail and brass tag marked "LS 38567" set in pavement; Thence South 44° 55' 28" West 137.63 feet on the Northwest line of said Block 9 as monumented from said North corner of Lot 8 to a point on the Northwest line of said Lot 13, 12.63 feet southwesterly of (as measured along said Northwest line) the North corner of said Lot 13, being the basis of bearings of the this description and all bearings herein are relative thereto, said Northwest line also being coterminous with the Southeast line of said vacated Delgany Street; Thence North 41° 23' 15" West 15.03 feet on the Southwest line of said vacated Delgany Street; Thence North 44° 55' 28" East 136.66 feet parallel with and 15.00 feet northwesterly of (as measured perpendicular to) said Northwest line of Block 9 to the Northeast line of said vacated Delgany Street; Thence South 45° 04' 32" East 15.00 feet on said Northeast line to the POINT OF BEGINNING, said Tract containing 2,057 square feet or 0.047 acre.